

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

Robert M. Marino, Esq. VSB#26076  
Redmon Peyton & Braswell, LLP  
510 King Street, Suite 301  
Alexandria, VA 22314  
Phone: 703-684-2000  
Fax: 703-694-5109  
Email: [rmmarino@rpb-law.com](mailto:rmmarino@rpb-law.com)  
Proposed Counsel for H. Jason Gold, Trustee

ORDERED, that the Trustee is authorized to employ the Agent and Broker pursuant to 11 U.S.C. § 327(a), as a real estate agent and broker to market and sell the Property; and it is

FURTHER ORDERED, that the Agent's and Broker's employment is subject to the terms and conditions set forth in the Application; and it is

FURTHER ORDERED that Agent and its employees are authorized to request and obtain verbal and written payoff statements, payment histories, and related information and documents from any secured creditor in this case, including Wells Fargo Home Mortgage (the "Secured Creditors"), to provide such documents as may be reasonably requested by the Secured Creditors in connection with any sale, and to communicate with the Secured Creditors for the purpose of negotiating and finalizing the terms and conditions under which the Property might be sold free and clear of their existing liens; and it is

FURTHER ORDERED, that the Agent is authorized to put all utility accounts, including the electric, gas and water accounts, into the name of Stephen Karbelk or RealMarkets, as Agent for the Trustee; that Agent shall not be responsible for paying any past due amounts that were incurred prior to the petition date of the bankruptcy filing; that Agent is also authorized to incur property maintenance and property preservation services and expense; and that, subject to further order and approval of this court, Agent shall be reimbursed for all utility expenses, property maintenance expenses and property preservation expenses upon the sale of the Property; and it is

FURTHER ORDERED, that compensation to Agent and Broker shall only be paid upon further Order of this Court; and it is

FURTHER ORDERED, that no agent or broker in any Century 21 New Millennium office may represent a buyer for the purchase of the Property; provided, however, that an agent or broker operating from a franchised, independently owned and operated Century 21 office may

represent a buyer for the purchase of the Property; and that any provision in the Broker's listing agreement allowing designated representation or dual representation by agents or brokers in a Century 21 New Millennium office is not approved and not permitted except as set forth herein.

Dated: Oct 22 2019

/s/ Klinette H. Kindred

Klinette H. Kindred  
United States Bankruptcy Judge

I ASK FOR THIS:

Entered on Docket: October 23, 2019

/s/Robert M. Marino

Robert M. Marino, Esq. (VSB #26076)  
Redmon Peyton & Braswell, LLP  
510 King Street, Suite 301  
Alexandria, VA 22314  
(703) 684-2000  
703-684-5109 (fax)  
[rmmarino@rpb-law.com](mailto:rmmarino@rpb-law.com)  
Counsel for H. Jason Gold, Trustee

SEEN AND NO OBJECTION:

/s/ Jack I. Frankel

Jack I. Frankel, Esq.  
Office of the United States Trustee  
115 So. Union Street, Suite 210  
Alexandria, VA 22314

**CERTIFICATION PURSUANT TO LOCAL RULE 9022-1: ENDORSEMENT**

I HEREBY CERTIFY that all necessary parties have endorsed the above-referenced order.

/s/ Robert M. Marino  
Robert M. Marino

Copies to:

H. Jason Gold, Trustee  
101 Constitution Avenue, NW, Suite 900  
Washington, DC 20001

Office of the U.S. Trustee  
1725 Duke Street, Suite 650  
Alexandria, VA 22314

Ashvin Pandurangi, Esq.  
AP Law Group, PLC  
211 Park Ave,  
Falls Church, VA 22046

Robert M. Marino, Esquire  
Redmon, Peyton & Braswell, L.L.P.  
510 King Street, #301  
Alexandria, VA 22314

Stephen Karbelk  
Team Leader, RealMarkets  
Century 21 New Millennium  
20405 Exchange Street, Suite 221  
Ashburn, Virginia 20147